



PETTENGELLS
ESTATE AGENTS

28 Milton Mead, New Milton, Hampshire, BH25 6SX
Asking Price £385,000

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- Extended 3/4 bedroom semi-detached house
- Solar panels contributing towards lower energy bills
- Gas-fired central heating and double glazed
- Large/kitchen/dining family room
- Utility room
- Ground floor bathroom
- First floor shower room
- Lounge
- Off road parking
- Vendor suited





CHARACTER HOME WITH GROUND FLOOR BEDROOM AND BATHROOM.

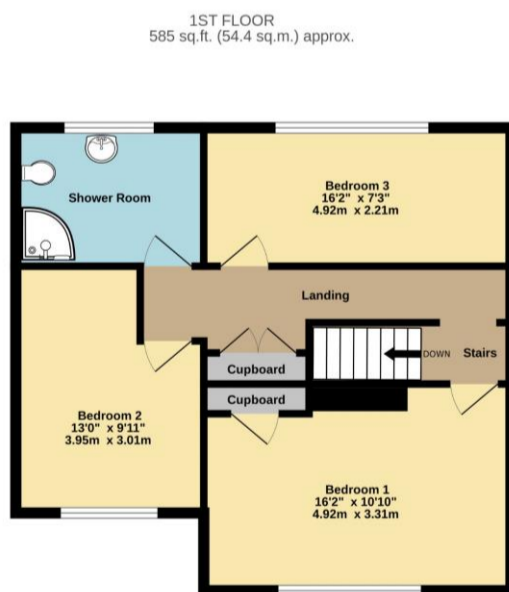
Accommodation: Front door opens into entrance hall with storage cupboards which leads into the impressive kitchen/dining/family room with pantry cupboard and doors onto the rear garden. There is a utility room with gas boiler and further door to the rear garden. There is a nice lounge with feature fire surround which overlooks the front plus the fourth bedroom/further reception room. To compliment this there is a ground floor bathroom with easy access half sized bath. On the first floor there are three double bedrooms, with bedroom one having fitted wardrobes and a main large family shower room.

Outside: Double gates lead to the front garden and which offers off-road parking for multiple vehicles, with gates at the side leading to the approximately west facing rear garden which is mainly paved for low maintenance, with mature flower and shrub borders, with an outside storage shed. The property benefits from solar panels which contributes towards lower energy bills.

EPC: B, Council tax band: C, Tenure: Freehold

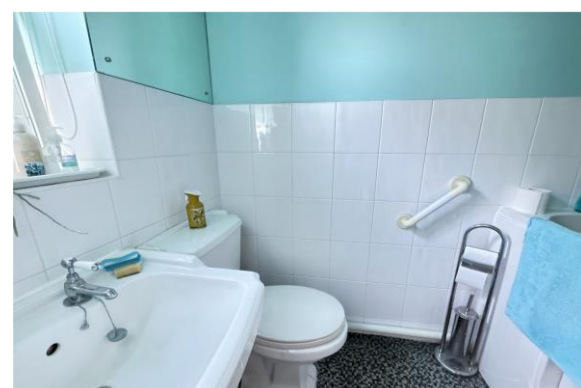
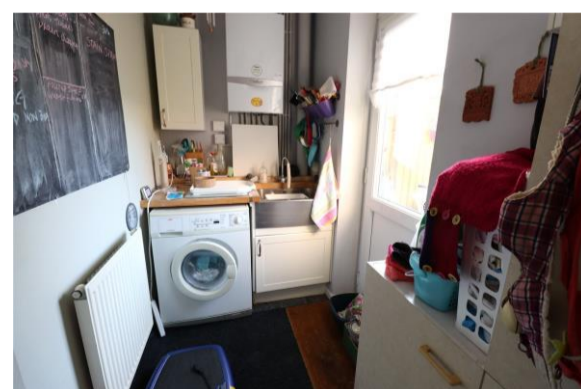
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TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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